

EDWARD O. FRANKLIN,  
1127 Raines Road  
Memphis, TN 38116

Grantor

To

QUITCLAIM DEED

HUGHES CONSTRUCTION COMPANY, INC.,  
GENERAL PARTNERS, d/b/a SOUTH PARK  
GARDENS APARTMENTS, A LIMITED  
PARTNERSHIP,  
c/o E. Woods Weathersby, Attorney  
5885 Hyatt Ridgeway Parkway  
Memphis, TN 38138

Grantee

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, EDWARD O. FRANKLIN, a non-resident of the State of Mississippi, do hereby convey and quitclaim unto HUGHES CONSTRUCTION COMPANY, INC., General Partner, d/b/a/ South Park Gardens Apartments, a limited partnership, the land lying and being situated in the City of Southaven, DeSoto County, Mississippi, described as follows:

Part of the SE $\frac{1}{4}$  of Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, being more particularly described as BEGINNING at the southeast corner of said Section 23; and measure thence North 02° 47' 13" West 40.0 feet to a point on the northern right of way of Rasco Drive; thence run along said northern right of way south 87° 59' 47" West 1638.22 feet to the intersection of said right of way and the western right of way line of Coventry Drive; thence run along said western right of way north 02° 47' 13" west 679.63 feet to the northeast corner of Lot 496 of the Carriage Hills Subdivision, Section E, as recorded in Plat Book 4, pages 17-18, among the land deed records of DeSoto County, Mississippi, and the point of beginning of the parcel of land herein described and from this point of beginning run thence north 01° 05' 28" west 440.58 feet; thence run north 43° 54' 32" east 84.85 feet; thence run north 01° 05' 28" west 103.0 feet; thence run south 87° 13' 13" west 1003.33 feet to a point on the eastern right of way line of Mississippi State Highway No. 51; thence run south 00° 00' 17" east along said eastern right of way 232.03 feet; thence run north 87° 09' 47" east 200.0 feet; thence run south 00° 00' 17" east 373.50 feet; thence run north 87° 09' 47" east 754.85 feet to the point of beginning and containing 11.351 acres, located in the Southeast quarter of Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi; also

Description of 50' easement for extension of Coventry Drive along east property line from the Southwest corner of the Southaven Land Company, Inc. original 5.05 acre tract situated in the southeast quarter of Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, go north 00° 00' 17" west for a distance of 263.50 feet, thence north 87° 09' 47" east for a distance of 954.85 feet to the southeast corner of the South Park Gardens Apartment tract and the point of beginning of the 50 foot street easement herein described:

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Thence north 01° 05' 28" west for a distance of 440.58 feet, thence north 43° 54' 32" east for a distance of 84.85 feet, thence north 01° 05' 28" west for a distance of 103.0 feet, thence north 87° 13' 13" east for a distance of 50.02 feet, thence south 01° 05' 28" east for a distance of 125.18 feet, thence south 43° 54' 32" west for a distance of 84.85 feet, thence south 01° 05' 28" east for a distance of 418.35 feet, thence south 87° 09' 47" west for a distance of 50.02 feet to the point of beginning; describing a 50 foot strip along the east side of the South Park Gardens Apartment tract, being located in the Southeast Quarter of Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi.

UTILITIES


A 10 foot utility easement being 5 feet left and right of a line described as beginning at a point on the western boundary of the above described parcel north 00° 00' 17" west 37.0 feet from the southwest corner of the above described parcel and run thence south 87° 09' 47" west 200.0 feet to a point on the eastern right of way line of Mississippi State Highway No. 51.

SUBJECT TO THE FOLLOWING:

TEXAS GAS TRANSMISSION CORPORATION

Begin at the northwest corner of the above described parcel and measure thence south 00° 00' 17" east along the eastern right of way line of Mississippi State Highway No. 51, 47.20 feet to the point of beginning of the easement herein described; and from this point of beginning run thence north 74° 18' east 213.40 feet to a point on the northern boundary of the above described parcel; thence run north 87° 13' 13" east 330.40 feet along said northern boundary; thence run south 52° 50' west 129.20 feet; thence run south 61° 05' west 37.27 feet; thence run south 65° 27' west 28.37 feet; thence run south 71° 48' west 55.34 feet; thence run south 73° 29' west 87.50 feet; thence run south 76° 16' west 237.23 feet to a point on the eastern right of way line of Mississippi State Highway No. 51; thence run north 00° 00' 17" east along said eastern boundary 133.50 feet to the point of beginning. Also subject to 50 foot right of way for road use retained by Jon A. Reeves, et al, in Deed Book 98, page 375 in the office of the Chancery Clerk of DeSoto County, Mississippi.

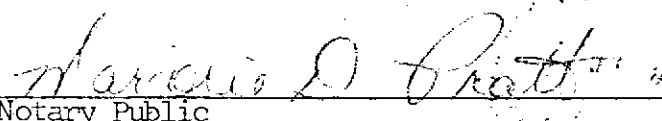
WITNESS my signature, this the 23 <sup>October</sup> day of September, 1981.

  
Edward O. Franklin

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for said county and state, the within named EDWARD O. FRANKLIN, a non-resident of the State of Mississippi, who acknowledged that he signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed.

<sup>October</sup> GIVEN under my hand and official seal of office, this the 23 day of September, 1981.

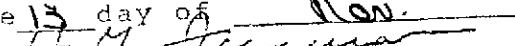
  
Notary Public

MY COMMISSION EXPIRES:

10-15-83

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 55 minutes A.M. 12 day of Nov. 1981, and that the same has been recorded in Book 156 Page 403 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 13 day of Nov. 1981.  
3:50  Clerk